

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MARCH 11, 2010 (6:30PM)**  
**AGENDA**

**1. CALL BOARD MEETING TO ORDER**

**2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)**

Each unit has about 3 minutes to address their concern to the Board

**3. APPROVAL OF PRIOR MEETING MINUTES**

**4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

See Financial Statement and/or Balance Sheet;  
Operating Expenses about XX% below budget

**5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- Second Secret Election Ballots re-sent; to be counted at 4/8/10 reconvened meeting
- Slab leak; Clarification of responsibility & insurance & possible reimbursement (Craig)
- Tankless water heater (Nathan) 2/11/10
- List of dry rot repair for Sea View:
- #104 (Gardea) moisture in unit;
- 7606 retaining wall, engineers, City inspector, etc. (removed lint around dryer vent outlets)  
To date: Ehlen \$3,033+; Seaview \$1,690+; Earth Systems \$12,709+; Kimble Plumb \$1,232+
- Gates – separate system for pool, exercise, and entry
- Trash enclosures upgrade (\$4K-\$7K)

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- Phase I – adding extra parking spaces?
- #219 owner concerned with large euc tree nearby
- Recording liens
- Foreclose on APN #079-690-06 (213); Bd ok'd on 12/3/09 & 2/18/10
- Rental Policy
- Assessment, income, expense, budget, management, maintenance, repairs of the development
- Other items to be put on next month's agenda

**7. EXECUTIVE SESSION**

- Late payers through end of last month (balances of \$500 or more): 8 units
- Foreclosure

**8. ADJOURNMENT (Scheduled meeting – Next Meeting on 4/8/10 @ 6:30PM)**

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**Prepared By: Bartlein & Company, Inc., (805) 569-1121 Fax (805) 682-4341**  
**3944 State Street, Suite 200**  
**Santa Barbara, CA 93105**  
**Email: jamesn@bartlein.com**